

The following is an English version of the official Japanese announcement, which has been given to the Tokyo Stock Exchange and the media in Tokyo, Japan.



December 19, 2025

SPARX Group Co., Ltd.
President and Group CEO Shuhei Abe
(Code: 8739, TSE Prime Market)

(Changes to Announced Disclosure) Strategic Upgrades and Expanded Investment to Further Differentiate the Luxury Villa Development Project in Niseko, Hokkaido

TOKYO (December 19, 2025) — SPARX Group Co., Ltd. ("SPARX") hereby announces that SPARX and its consolidated subsidiary, SPARX Investment Co., Ltd. ("SIV") (Note1) approved at their Board of Directors meetings held on December 19, 2025 to further upgrade the specifications of the initial plan for the luxury villa development project in the Niseko area of Hokkaido, as disclosed in the "Notification Regarding a New Project Launch" dated October 31, 2024. This decision aims to differentiate our project from other companies' condominium and villa developments progressing in the area. Consequently, we have resolved to raise the upper limit of the total investment amount for this project.

■ Details and Reasons for the Changes

Revised Details

(Before change) Total expenditure (investment) (Note2): JPY 5.8 billion (including consumption taxes).

(After change) Total investment (maximum): JPY 7.0 billion (including consumption taxes).

Reasons for Changes

In order to differentiate our project from other developments in the area, we have decided to upgrade the facility specifications to make the entire villa a more refined space. Additionally, we have changed our policy to pre-install furniture and equipment. Furthermore, considering the recent increase in construction materials, equipment, and labor costs, we have decided to raise the upper limit of the total investment amount.

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(Perspective Drawing for Villa Interior Design)



■ Outlook

There is no change to the scheduled completion in autumn 2026, and therefore the impact on performance for the fiscal year ending March 2026 should be negligible. SPARX will promptly disclose any related matters as they arise.

(Note1) SPARX AI & Technologies Investment Co., Ltd., changed its name to SPARX Investment Co., Ltd. on April 1, 2025.

(Note2) In this document, the terms “total expenditure (investment)” and “total investment” are used interchangeably. There is no difference in meaning arising from the variation in wording.

<Reference>

“Notification Regarding a New Project Launch” disclosed on October 31, 2024

<https://ssl4.eir-parts.net/doc/8739/tdnet/2516954/00.pdf>

■ Contact Information

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No further entry